

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Development address:** Lot 14 No. 10 (DP 30742)  
Woodside Grove  
**FORESTVILLE 2087**

**Clients:** Mr. Grant Gordon  
Mrs. Belinda Gordon

**Council:** Northern Beaches Council

**Date:** 20th January 2020

**Better Built Homes**  
Unit 21 No. 9-12 Lambridge Place,  
Penrith NSW 2150  
**Job No. 0446-GOR**

## **Site conditions**

The site is situated on the Northern side of Woodside Place and is the subject of this application. The property is currently occupied by a single storey brick cottage and will be developed with a double storey lightweight clad dwelling.

The site is irregular in shape and has a total area of 1037m<sup>2</sup> and a fall in relation to the topography of the land of approximately 1.4m to the southern boundary.

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are comprised of face brickwork finish, cement rendered finish or timber clad which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.



## **Suitability of the Dwelling**

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised. The size and character of our proposal is consistent with the dwellings in our locality and will set a standard for the design of future dwellings in the immediate vicinity. The proposal incorporates design characteristics which will enhance the locality and any future developments.

## **Proposed development**

The proposal is for a Double-storey lightweight clad dwelling with a metal roof. The home has a front setback of 11,783mm from the front boundary to office and 10,090mm from the corner to the Porch, a rear setback of 20,139mm from the Eastern boundary. The side setback is 1,557mm from the Western boundary and 1,663mm from the Eastern boundary.

The proposal is double storey consisting of an informal open plan lounge/dining area, rumpus, 4 bedrooms, office, alfresco and double lock up garage. The dwelling has a total floor area of 421.34m<sup>2</sup>.

The proposed custom design is well adapted to the existing surroundings and character of the area. The home has style and character with the introduction of articulated external walls, aluminium windows and variations in roof geometry, therefore minimising the bulk and scale of our development. The mixed use of materials such as lightweight cladding and Colorbond metal roof sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is strengthened with a well designed proposal that includes a well articulated front façade that incorporates architectural design elements.

## **Present and previous uses**

Currently consists of a single-storey brick cottage. The proposal will be a private residential property.

## **Impact of the Development**

The proposal has no social or economical impact on the locality.

The dwelling will have minimal impact on the streetscape, given the quality of the design, the setback to the front wall of the dwelling and the proposed landscaping that will be done by the owners upon completion of the home.

The slab-on-ground construction will result in minimal disturbance to the natural slope of the land. The proposed building platform will require a maximum of 605mm fill contained within the building footprint.

Stormwater has been designed by a hydraulic engineer and includes 3x7070L Rainwater Tanks to fulfill OSD and Basix requirements.

## **General LEP summary**

The premises is situated in area zoned R2 Low Density Residential under Warringah Council's LEP 2011 for the Warringah area and the construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the DCP is summarized in the following table: -

<b>Issue</b>	<b>Council Requirement Min</b>	<b>Proposed</b>	<b>Comment</b>
<b>Front Setback (m)</b>	<i>6.5m</i>	<i>10.090m</i>	<i>Complies</i>
<b>Side Setback (m)</b>	<i>900mm to wall or</i>	<i>1.557mm (LHS) 1.663mm (RHS)</i>	<i>Complies</i>
<b>Rear Setback (m)</b>	<i>900mm</i>	<i>13.496m</i>	<i>Complies</i>
<b>Car Spaces</b>	<i>2 Accessible Spaces</i>	<i>double garage</i>	<i>Complies</i>
<b>Cut &amp; Fill (maximum)</b>	<i>No set requirements for cut and max. 1000mm for fill</i>	<i>605mm of fill (DEB)</i>	<i>Complies</i>
<b>Stormwater Disposal</b>	<i>To water tank. O/flow to street, easement or absorption pits</i>	<i>To rainwater tanks with O/flow to rear</i>	<i>Complies</i>
<b>Building Envelope</b>	<i>4.0m vertical then 45deg</i>	<i>Point Encroachment</i>	<i>Complies</i>
<b>Height Limit</b>	<i>8.5m ridge ht</i>	<i>8.432m ridge ht</i>	<i>Complies</i>
<b>Landscaped Areas</b>	<i>Minimum 40% of site</i>	<i>70% (729.52m<sup>2</sup>)</i>	<i>Complies</i>

Although the dwelling complies with the numeric setback specified by the DCP, we note the dwelling encroaches into the building envelope noted in Part B3 (WDPC 2011). As illustrated on elevation one and on the site plan the point encroachment of the building envelope occurs on the front garage corner. Although non-complaint, the dwelling does

not impeded on the neighbouring properties amenity. As sunlight is maintained to LOT 13s Private open space. We also note this point encroachment only occurs for a minimal portion of the site plan and the dwelling has been articulated to reduce its impact.

From the above summary, it is clear that the proposal that the majority of the proposal complies with the relevant criteria of the DCP.

### **Suitability of the Site**

The proposal is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

### **Open space & landscaping**

New landscaping will be provided by the owner, which will add character and interest to the proposed development and will be an improvement upon the current situation. Referring to the Site plan it is indicated that the residents have a large amount of open space to enjoy and landscape as desired upon completion of the home.

### **Overshadowing and Privacy**

The attached plans indicate that we are constructing a double-storey dwelling.

As indicated on our site plan, due to the orientation of true north their living areas and private open space will receive the required amount of sunlight as it faces north. The neighbouring dwelling private open space will not be affected by overshadowing.

Our proposal will also receive the more than three hours of sunlight to its private open space.

### **Ecological Sustainable Development**

Wall insulation to the value of R2.0 and ceiling insulation to the value of R4.0 has been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an above rainwater tanks with a total capacity of -xxx -ltrs. Water from these tanks will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

## **Erosion & Sediment control**

Erosion and sediment measures will be put in place by Better Built Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geotextile fabric to prevent any sediment being washed onto the street and into the stormwater system.

## **Submissions**

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

## **Conclusion**

The proposal is permissible within the zoning, in general complies with all relevant LEP & DCP requirements to Warringah Council.

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the Local Environmental Plan, concluding that the development warrants approval.

Yours Faithfully,

**Better Built Homes**

Ph: 1300 100 922